WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012953 DEEDWARR
Recvd: 02/17/16 09:58 2 pgs
Fees:13.00 Taxes:577.20
20160217-0014806

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Jackson and Fred D. Jackson, Jr.	First Community Mortgage	
(NAME) 7108 Legacy Drive	(NAME) 275 Robert Rose Dr.	182-6-A 112 CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DANA COUSER MAYES, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA D. JACKSON AND FRED D. JACKSON, JR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dana Couser by deed from Evonne A. Smith, unmarried, dated November 7, 2008, of record in Instrument No. 20071113-0132796, Register's Office for Davidson County, Tennessee. Dana Couser has since married and is now known as Dana Couser Mayes.

James R. Mayes joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20011023-0115382, said Register's Office; restrictive covenants of record in Instrument Nos. 20020116-0006750, 20151229-0130686, and 20101116-0091730, said Register's Office; and Charter of record in Instrument Nos 20020123-0009417 and 20081219-0121385, said Register's Office.

unimproved _
This is improved x property, known as 7108 Legacy Drive, Cane Ridge, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of February, 2016

Dana Couser Mayes

DANA COUSER MAYES

James R. Mayes

JAMES R. MAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Couser Mayes and James R. Mayes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of February, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019